

RESOLUTION NO. 20-011

CITY OF MONMOUTH, ILLINOIS

**PROPOSED
MAIN STREET TAX INCREMENT FINANCING (TIF) DISTRICT
REDEVELOPMENT PROJECT**

INDUCEMENT RESOLUTION

WHEREAS, the City of Monmouth, Warren County, Illinois (the “City”), an Illinois Home Rule Municipality, has the authority to promote the health, safety and welfare of the City and its citizens, and to prevent the spread of blight and deterioration by promoting the development of private investment in property thereby increasing the real estate tax base of the City and providing employment for its citizens; and

WHEREAS, pursuant to 65 ILCS 5/8-1-2.5, a municipality may appropriate and expend funds for economic development purposes, including without limitation for commercial enterprises that are deemed necessary or desirable for the promotion of economic development within the municipality; and

WHEREAS, pursuant to the Tax Increment Allocation Redevelopment Act, 65 ILCS 5/11-74.4 *et seq.*, as amended (the “Act”), the City has the authority to provide incentives to owners or prospective owners of real property to develop, redevelop, rehabilitate, market and/or upgrade such property by constructing public infrastructure or reimbursing the owners of real property for certain costs with revenue resulting from increases in real estate tax revenues (“Tax Increment”) or from other City sources; and

WHEREAS, it appears that the above mentioned redevelopments cannot be developed without the adoption of a new Tax Increment Financing District Redevelopment Plan, Area and Projects to be created for the Project Area and documented pursuant to the Tax Increment Allocation Redevelopment Act, 65 ILCS 5/11-74-4 *et. seq.* (the “Act”); and

WHEREAS, the City is considering proposals for private commercial, light industrial and residential redevelopment projects on properties that the City intends to include within the proposed **Monmouth Main Street Tax Increment Financing (TIF) District Redevelopment Project Area** (the “Project Area”); and

WHEREAS, the City is authorized under the Act to make and enter into all contracts with property owners, developers, tenants, overlapping taxing bodies, and others necessary or incidental to the implementation and furtherance of its redevelopment plans and projects and to finance redevelopment project costs provided such project costs are eligible under the Act; and

WHEREAS, Hy-Vee, Inc. (% Kacie Bonjour, Director, Real Estate), 5820 Westown Parkway, West Des Moines, IA 50266, or its assignee (the “Developer”) is currently proposing a redevelopment project consisting of, but not limited to, the acquisition, rehabilitation, and renovation of commercial property located at 1190 North 6th Street, Monmouth, Illinois (PIN 09-044-025-00 and the “Project Site” as further described in *Exhibit 1* attached hereto) for the

purpose of operating one or more retail facilities thereon (the “Redevelopment Project” or “Project”), all of which is within the proposed Project Area; and

WHEREAS, redevelopment of the property within the Project Area will entail expenditures of substantial time, effort and money and that but for the assistance of tax increment financing, the proposed Project is not deemed to be economically feasible; and

WHEREAS, this Resolution is intended to induce the Developer to proceed with assembling the Project Site, commence with the Redevelopment Project and to seek reimbursement from incremental real estate tax revenue received by the City, or from other sources as may be agreed to between the City and the Developer, which are necessary to accomplish the goals of the proposed Monmouth Main Street TIF District Redevelopment Plan, Projects and Area as may be established by the City for this Project; and

WHEREAS, pursuant to recent discussions between the Developer and the City Administrator, the City Council has initiated an examination of the proposed Project Area and believes that expenditures of development costs in furtherance of the potential Redevelopment Plan and Projects should be allowable project costs under the Redevelopment Plan and pursuant to the Act, provided that **this Resolution is not a guarantee of the amount of project costs that will be allowable, if any, but rather is an indication of the intent and sense of the City at this time.**

NOW, THEREFORE, BE IT RESOLVED by the Mayor and City Council of the City of Monmouth, Warren County, Illinois, as follows:

1. That the intentions of the City of Monmouth regarding this Project as expressed in the recitals herein are hereby approved; provided however, that neither such intentions, affirmations, authorizations nor such recitals are binding upon the City nor may the same be relied upon to any entity’s or person’s detriment by such entity or person whether third person or otherwise in the event that the aforementioned agreements or plans are not mutually attainable.
2. That the Corporate Authorities of the City of Monmouth are in favor of the proposed Project.
3. The City shall proceed and exercise good faith efforts to establish the proposed Monmouth Main Street Tax Increment Financing District Redevelopment Plan, Project and Area to include the Developer’s Property and Project. The City and the Developer shall also exercise good faith efforts to enter into a Predevelopment Agreement on or before **January 18, 2021**, and provided that such agreement is approved, and Developer’s Property and Project is included in an established TIF District, then those future TIF eligible project costs incurred by the Developer from the date of this Resolution may be reimbursed to the Developer from an appropriate Special Tax Allocation fund and shall thereby constitute an incurred obligation of the City of Monmouth pursuant to Sections 5/11-74.4-4 (b) and (j) of the Act.
4. The provisions of this Resolution shall be effective commencing with its adoption as provided by law.

PASSED, APPROVED AND ADOPTED by the Mayor and City Council of the City of Monmouth, Warren County, Illinois, on the 8th day of September, 2020, and deposited and filed in the Office of the City Clerk of said City of Monmouth on that date.

CORPORATE AUTHORITIES	AYES	NAYS	ABSTAIN	ABSENT
Tony Cook				
Justin Thomas				
Brian Daw				
Susan Twomey				
Juan Pinedo				
Bob Wells				
Mary Kelly				
Dan Heatherly				
Rod Davies, Mayor				
TOTALS:				

APPROVE:

_____, Date ____/ ____ / 2020
 Rod Davies, Mayor

ATTEST:

_____, Date ____/ ____ / 2020
 Susan Trevor, City Clerk

ATTACHMENTS

EXHIBIT 1. PROPOSED PROJECT SITE

EXHIBIT 1

PROPOSED PROJECT SITE

The Project Site is on 6.97 acres located at 1190 North 6th Street, Monmouth, Illinois (PIN 09-044-025-00). It includes the former “Shopko” general merchandise facility and adjoining parking lot.

PIN 09-044-025-00 as shown below is legally described by Warren County as: S20 T11 R2 TRACT A PLAT #489627 N PT M PT LOT 1, S PT LOT 2 & N PT LOT 3 EX W SD SW LOT SIZE: 6.97 AC.

